



**AGENDA OF THE REGULAR SESSION
CITY OF AUBURN
HISTORIC DESIGN REVIEW COMMISSION
1225 LINCOLN WAY, AUBURN, CA 95603**

**February 4, 2014
6:00 PM**

Historic Design Review Commissioners

Lisa Worthington, Chair
Roger Luebke
Matt Spokely
Fred Vitas
Nick Willick
Liz Briggs
Cindy Combs
Terry Green
Kathryn Kratzer-Yue

City Staff

Will Wong, Community Development Director
Reg Murray, Senior Planner
Lance Lowe, AICP, Associate Planner

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

None

IV. PUBLIC COMMENT

This is the time provided so that persons may speak to the Commission on any item not on this agenda. Please make your comments as brief as possible. The Commission cannot act on items not included on this agenda; however, the items will be automatically referred to City staff.

V. PUBLIC HEARING ITEMS

- A. HISTORIC DESIGN REVIEW – 949 LINCOLN WAY (WELLS FARGO BUILDING FACADE) – FILE HDR 14-1.** The applicant requests Historic Design Review approval to remove the non-structural metal bars and repair and/or replace the wooden infill panels on the building located at 949 Lincoln Way.

VI. COMMISSION BUSINESS

- A. Annual HDRC Priorities and Operations Review 2014**
B. HDRC Powers & Duties

VII. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings
- B. Future Historic Design Review Commission Meetings
- C. Reports

VIII. HISTORIC DESIGN REVIEW COMMISSION REPORTS

The purpose of these reports is to provide a forum for Historic Design Review Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

IX. FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS

Historic Design Review Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

X. ADJOURNMENT

Thank you for attending the meeting. The Historic Design Review Commission welcomes your interest and participation. If you want to speak on any item on the agenda, as directed by the Chair, simply go to the lectern, give your name, address, sign in and speak on the subject. Please try to keep your remarks to a maximum of five minutes, focus on the issues before the Historic Design Review Commission and try not to repeat information already given to the Commission by a prior speaker. Always speak into the microphone, as the meeting is recorded on tape. It is the policy of the Commission not to begin consideration of a project after 10:00 PM. Such projects will be continued to the next meeting.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department during normal business hours.



CITY OF AUBURN

Staff Report

Historic Design Review Commission

Meeting Date: February 4, 2014

Prepared by: Lance E. Lowe, AICP, Associate Planner

**ITEM NO.
V-A**

ITEM V-A: HISTORIC DESIGN REVIEW – 949 LINCOLN WAY (WELLS FARGO BUILDING) – FILE HDR 14-1.

REQUEST: The applicant requests Historic Design Review approval to remove the non-structural metal bars and repair and/or replace the wooden infill panels on the building located at 949 Lincoln Way.

RECOMMENDED MOTION:

That the Historic Design Review Commission take the following action:

- A. Adopt HDRC Resolution No. 14-1 (**Exhibit A**) as presented, or as modified by the Historic Design Review Commission, approving the removal of the metal bars and repair and/or replacement of the wooden infill panels as illustrated in **Exhibit B**, which includes the following actions:
1. Adoption of a Categorical Exemption, prepared for the Historic Design Review Permit as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
 2. Adoption of Findings of Fact for approval of the Historic Design Review Permit as presented in the Staff Report; and,
 3. Approval of the Historic Design Review Permit in accordance with the Conditions of Approval as presented in the Staff Report.

ALTERNATIVE MOTION (DENIAL):

- B. Direct staff to amend HDRC Resolution No. 14-1 as presented for denial of the proposed project, based upon substantial evidence presented at the public hearing, and direct staff to present it at the next available Historic Design Review Commission meeting.

BACKGROUND:

Applicant: Steve Lewis Architecture; 122 El Camino Real; San Carlos, CA 94070 (650) 703-3248

Owner: Placer Savings & Loan Association; P.O. Box 2609; Carlsbad, CA 92018; (916) 956-6744

Location: 949 Lincoln Way (**Attachments 1 & 2**)

Assessor's Parcel Number: 002-190-034

Lot Size: ± 21,235 square feet

Project Site:

Zoning: Commercial (C-2)

Existing Land Use: Commercial

Surrounding Land Uses:

North: Commercial

South: Commercial

East: Commercial

West: Commercial

Surrounding Zone Districts:

North: C-2

South: C-2

East: C-2

West: C-2

BACKGROUND:

The project site is located in the Downtown Historic District and is also identified in the Historical Resources Survey dated 1986. According to the Historical Resources Survey, the property has a rating of 5/5D, meaning that the site is eligible for listing under a local preservation ordinance and is eligible for listing as a contributor to a locally designated historic district.

Identified as the Placer Savings Parking Lot, the site is the original site of the First Congregational Church of Auburn which dated back in 1883. Known as "The Swamp Angel" because of a marsh-like area in front of the building, it stood on the corner for many years before being moved to Auburn Ravine Road. It's also the historic site of the Auburn Journal and Waddle's Meat Market (**Attachment 3**).

According to building department records, the estimated construction dated of the Wells Fargo building is 1976. The building is framed with brick construction with parapets at both the north and south ends of the building, with metal ridged roof between. Windows front both the Lincoln Way and High Street elevations.

PROJECT DESCRIPTION:

The applicant is proposing to remove the non-structural metal vertical bars and repair and/or replace the wooden infill panels under the windows. The new infill panels will be replaced with "Hardy Board" or equivalent solid panels and painted to match the existing paint with Benjamin Moore HC-69 Whitall Brown paint.

According to the project plans, the request to remove the existing non-structural vertical metal bars from the exterior of the building is proposed for several reasons. As noted in the Scope of Work, removal of the bars:

1. Will provide access for replacing the infill wooden panels that have been damaged through water penetration over the years.
2. Will allow exterior access for replacing damaged glass windows – several with bullet holes.
3. Will lighten up interior of building.
4. Will re-orientate building to horizontal format versus vertical format.
5. Will end jail like look of building and present a more inviting elevation looking down Lincoln Way & High Street.

ANALYSIS:

As noted, the subject property is identified in the Historical Resources Survey conducted in 1986 as being eligible for listing under a local preservation ordinance and is eligible for listing as a contributor to a locally designated historic district. Although the site has been identified, the building constructed in 1976 was not identified in the *Historical Resources Survey* conducted in 1986 (at the time approximately 10 years old). Currently, at approximately 38 years old, the building would not typically be eligible for listing on the local preservation list, based upon building age alone, unless other compelling factors (i.e. architecture, historical context, etc.) contributed to the buildings listing.

In researching the building, it appears that the bars were added to the windows as an architectural element rather than for security purposes; however, it is unclear as the type of architecture of the Wells Fargo building. As the architect notes, together with the ridged metal roofing and vertical bars, the lines and design of the building make it appear vertical. By removing the vertical bars the building becomes more horizontal, than vertical, and removes the jail like appearance along the streets of Lincoln Way and High Street.

The *Historic Preservation Architectural Design Guidelines* and *Secretary of the Interior Standards for the Treatment of Historic Properties* seek to maintain the architectural and other characteristics of buildings in the Historic District. The *Historic Preservation Architectural Design Guidelines* and *Secretary of the Interior Standards for the Treatment of Historic Properties* notes: “The distinguishing original qualities or characteristics of a structure, improvement or site and its environment. The removal or alteration of any historic material or distinctive architectural feature shall be avoided whenever possible.”

With respect to consistency with the *Historic Preservation Architectural Design Guidelines* and *Secretary of the Interior Standards for the Treatment of Historic Properties* the fundamental question appears to be whether or not the non-structural metal bars are a historical material or distinctive architectural feature that would reduce the architectural characteristics of the building. As noted, the building was constructed in 1976, which does not meet the typical age requirement for historic buildings (i.e. 50 years old). Moreover, the building design and construction don't appear to represent any particular architectural style.

Condition of Approval No. 3 requires the final building materials and colors to match the existing building colors.

As proposed and conditioned, it is staff's opinion that the proposed exterior alterations are compatible with the character of the Down Town Historic District and are consistent with the *Historical Preservation Architectural Design Guidelines and Secretary of the Interior Standards for the Treatment of Historic Properties*. Based on the aforementioned, staff recommends approval of the project, as conditioned.

ENVIRONMENTAL DETERMINATION:

This application was reviewed pursuant to the Auburn Municipal Code and the California Environmental Quality Act (CEQA) and was determined to be Categorical Exempt under Section 15301 (Existing Facilities) of the CEQA Guidelines.

ATTACHMENTS:

1. Vicinity Map
2. Aerial Photograph
3. Historical Resources Survey conducted in 1986

EXHIBITS:

- A. HDRC Resolution 14-1
- B. Project Plans dated 1/2/14



ATTACHMENTS

949 Lincoln Way



ATTACHMENT 1

9

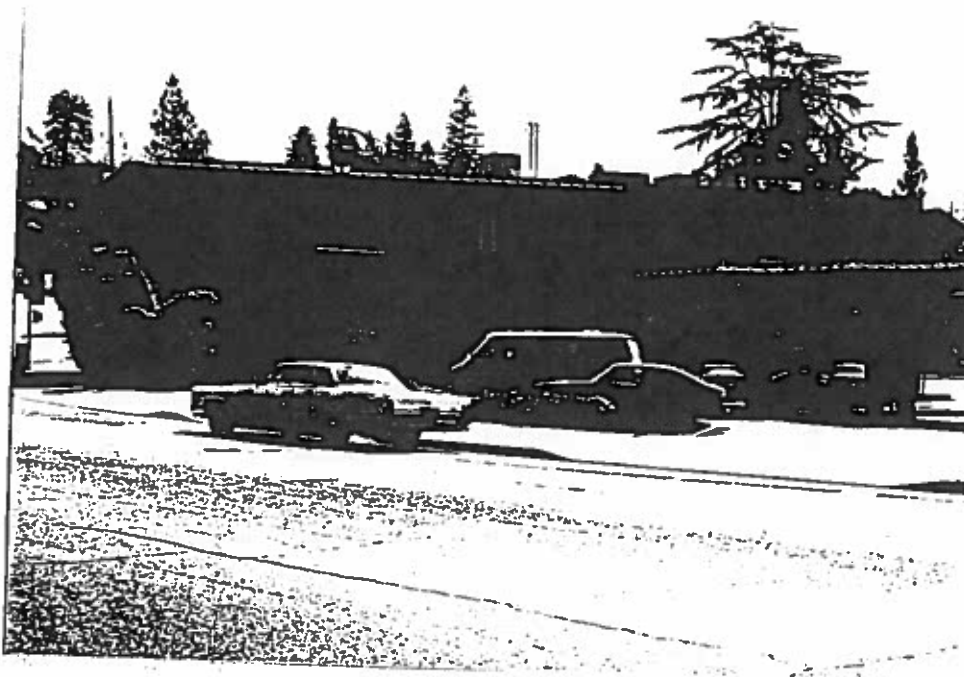


949 Lincoln Way

002-190-34

This is the original site of the First Congregational Church of Auburn which dated back to 1883. Known as "The Swamp Angel" because of a marsh-like area in front of the building, it stood on the corner for many years before being moved to Auburn Ravine Road.

ATTACHMENT 3



949 Lincoln Way

002-190-34

Historical Contributor

Placer Savings Parking Lot

Historic site of the Auburn Journal and Waddle's Meat Market. The Auburn Journal was located for many years in a wooden structure at Lincoln Way between the present State Theater and Placer Savings and Loan Association. Originally called the Placer County Republican and acquired by the Cassidy family in 1919, the paper was published by Bert Alford Cassidy until his death in 1950. Mr. Cassidy was elected to the California State Senate in 1928.

- The Journal moved its plant to the present High Street location in the 1950s. In 1950 Bert William (Bill) Cassidy became publisher. The Cassidy family sold the Journal in 1966.

Adjacent to the Auburn Journal on the east was Waddle's Meat Market. W.E. Waddle, who operated a butcher shop in Lower Town, moved his business to Lincoln Way in the early 1900s, as did many other Auburn businessmen. The new building was constructed using some of the lumber from the Sierra Normal College building. The Waddle family operated their butchering business and meat market until the early 1960s. The buildings which had two stories housed the offices of Paul Claiborne and upstairs Ray Carlisle was the last occupant.

EXHIBITS



EXHIBIT A

HISTORIC DESIGN REVIEW COMMISSION RESOLUTION NO. 14-1

LA FORNARETTA RESTAURANT (958 LINCOLN WAY) – FILE HDR 14-1

Section 1. The City of Auburn Historic Design Review Commission held a public hearing at its regular meeting of February 4, 2014 to consider a request for Historic Design Review Permit for property located at 949 Lincoln Way - **File HDR 14-1**.

Section 2. The City of Auburn Historic Design Review Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the February 4, 2014 meeting.
2. Staff presentation at the public hearing held on February 4, 2014.
3. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
4. All related documents received and/or submitted at or prior to the public hearing.
5. The City of Auburn General Plan, Zoning Ordinance, Historic Preservation Architectural Design Guidelines, and all other applicable regulations and codes.

Section 3. In view of all of the evidence, the City of Auburn Historic Design Review Commission finds the following:

1. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities).
2. The project is consistent with the Historic Preservation Architectural Design Guidelines.

Section 4. In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission hereby approves the Historic Design Review Permit for 958 Lincoln Way (File HDR 13-13) subject to the following conditions:

A. PLANNING:

1. The project is approved subject to **Exhibit B** on file in the Community Development Department. Minor modifications may be approved subject to review and approval by the Community Development Department.
2. The approval date for this project is **February 4, 2014**. This project is approved for a period of two years and shall expire on **February 4, 2016** unless the project has been effectuated or the applicant requests a time extension that is approved by the Historic Design Review Commission.
3. The final building material and color selections shall be consistent with **Exhibit B**, which match the building. The color selection shall be from the Historic Color Palette supplied by paint companies such as Benjamin Moore, Kelly-Moore, Sherwin-Williams and others.

4. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this [permit], or the activities conducted pursuant to this [permit]. Accordingly, to the fullest extent permitted by law, [Applicant] shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this [permit], or the activities conducted pursuant to this [permit]. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

B. BUILDING DEPARTMENT:

1. Prior to construction, the applicant shall obtain the requisite building, plumbing, mechanical and electrical permits from the City of Auburn, Building Division.
2. All construction activities shall be limited to the hours as allowed by Title IX, Chapter 93 of the Auburn Municipal Code as follows:
 - a. The performance of any construction, alteration or repair activities which require the issuance of any building, grading, or other permit shall occur only during the following hours:
 - i. Monday through Friday: 7:00 a.m. to 6:00 p.m. for the period of June 1 through September 30 of each year, the permissible hours for masonry and roofing work shall be from 6:00 a.m. to 6:00 p.m.;
 - ii. Saturdays: 9:00 a.m. to 5:00 p.m.;
 - b. Sundays and observed holidays: 10:00 a.m. to 6:00 p.m.
 - i. Any noise from the above activities, including from any equipment, shall not produce noise levels in excess of the following:
 - ii. Saturdays: 80 dba when measured at a distance of twenty-five (25') feet;
 - iii. Sundays and observed holidays: 70 dba when measured at a distance of twenty-five (25') feet.
 - c. The Building Official may grant a permit for building activities during other time periods for emergency work or extreme hardship. "Emergency work" shall mean work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from an imminent exposure to danger.

Any permit issued by the Building Official shall be of specified limited duration and shall be subject to any conditions necessary to limit or minimize the effect of any noise.

C. PUBLIC WORKS DEPARTMENT CONDITIONS:

1. All improvements shall be designed and constructed to current City of Auburn Standards.
2. Prior to any work being conducted in the public right-of-way or outdoor seating fixtures being installed, an Encroachment Permit shall be obtained from the Public Works Department. Outdoor seating shall be in accordance with the City's Outdoor Seating Guidelines.
3. The applicant shall require construction contractors and subcontractors to reduce construction waste by source separating construction materials onsite for recycling or require that all construction debris be delivered to the Placer County Western Regional Materials Recovery Facility where recyclable material will be removed.

C. FIRE DEPARTMENT CONDITIONS

Plan Submittal and Permit

1. Plans shall be submitted to the fire department for approval prior to any work on the project.

Section 5. In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission, upon motion by Commissioner _____ and seconded by Commissioner _____ hereby approves the 949 Lincoln Way Historic Design Review Permit, subject to the conditions listed above and carried by the following vote:

AYES:

NOES:

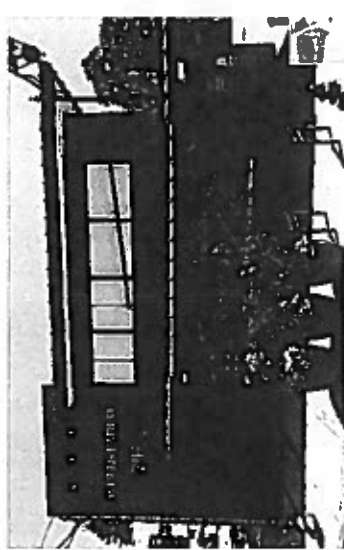
ABSTAIN:

ABSENT:

PASSED, APPROVED AND ADOPTED this 4th day of February, 2014.

Chairman, Historic Design Review Commission
of the City of Auburn, California

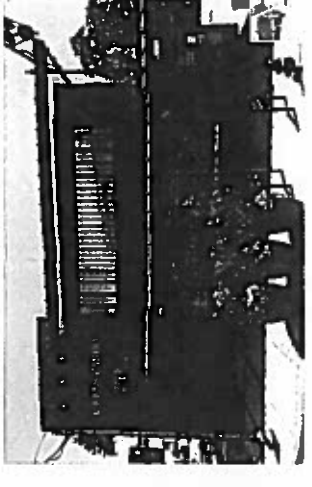
ATTEST: _____
Community Development Department



PROPOSED VIEW w/o VERTICAL BARS



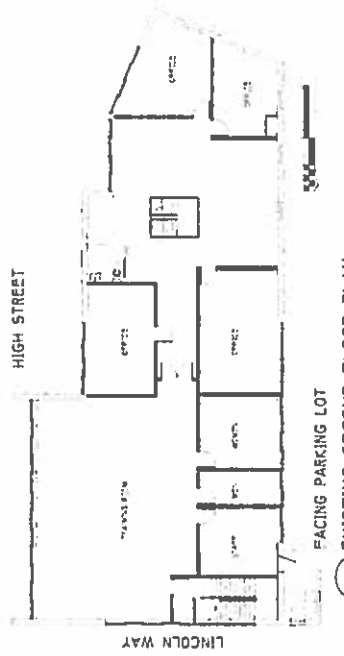
PROPOSED VIEW w/o VERTICAL BARS



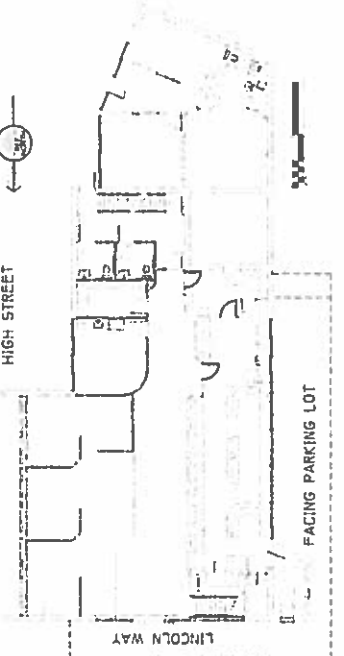
EXISTING VIEW ACROSS LINCOLN w/ VERTICAL BARS



EXISTING VIEW DOWN HIGH ST. w/ VERTICAL BARS



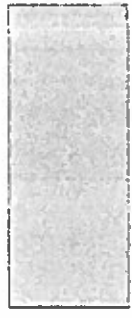
P2 EXISTING SECOND FLOOR PLAN
3/21' x 1'-0"



P1 EXISTING GROUND FLOOR PLAN
3/21' x 1'-0"

PROJECT DIRECTORY	
PROPERTY ADDRESS	WELLS FARGO COMMERCIAL PROPERTIES 15000 JACKSONWAY AUBURN, CA 95602 CONTACT: STEVEN BAKER steven.baker@wellsfargo.com
ARCHITECT	LEWIS ARCHITECTURE 122 EL CAMINO REAL SAN CARLOS, CA 95060 PHONE: 650.703.3546 FAX: 650.431.4780 CONTACT: STEVE LEWIS steve.lewis@lewisarch.com
GENERAL CONTRACTOR	TBD

SCOPE OF WORK	
THE SCOPE IS TO RENOVATE THE EXISTING 100,000 SQ. FT. VERTICAL BARS FROM THE EXTERIOR OF THE BUILDING FOR A MARKET OF REPAIRS.	
REPAIRS TO BE COMPLETED:	
1. REPAIR DAMAGED ACCESS FOR REPLACING THE VERTICAL BARS. PANELS THAT HAVE BEEN DAMAGED THROUGH WATER PENETRATION OVER THE YEARS. THESE PLASTIC PANELS WILL BE REPLACED WITH NEW ALUMINUM PANELS. THE PANELS WILL BE PAINTED TO MATCH THE EXISTING WHITE WALLS.	
2. WILL ALLOW EXTERIOR ACCESS FOR REPLACING DAMAGED BARS.	
3. REMOVAL OF BARS WILL LIGHTEN UP INTERIOR OF BUILDING.	
4. WILL RECONSTRUCT BUILDING TO HORIZONTAL FORMAT AFTER.	
5. REMOVAL OF BARS WILL END ALL LEAKS OF BUILDING AND PRESENT A MORE INVITING ELEVATION LOOKING DOWN THE HIGH STREET WHERE THERE IS NO NEED TO BUILDING FOOT PRINT IN THIS SCOPE OF WORK.	



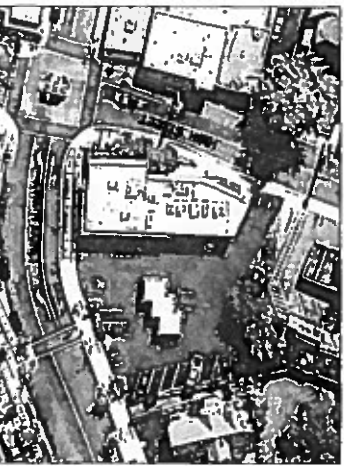
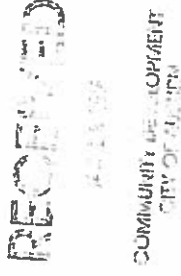
C1 EXISTING ROOF FASCIA COLOR
COLOR TO PAINT OUT & CONCRETE WALL BASE
SIMILAR KELLY-MOORE 4460 POMEGRANATE TEA



C2 EXISTING BRICK COLOR
FOR REFERENCE - TO REMAIN



C3 NEW INFILL PANEL COLOR
BENJAMIN MOORE NCES8 WHITALL BROWN



P3 EXISTING SITE PLAN
N.T.S.



2000

Group 1: Students and

Project

105501 WELLS FARGO
949 LINCOLN WAY
AUBURN CA

AUSTIN, CA
95130AUSTIN, CA
90724-1544

04 H E E T
 ERSTWAG ABO PROPOSED
 24 6 24 7 24 24

U N E E T
E R S T I N G A N D P R O P O S E D
E N E R G Y

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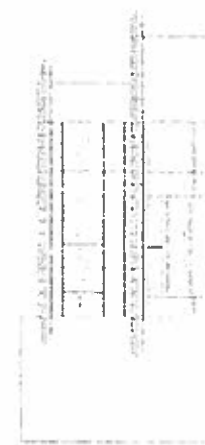
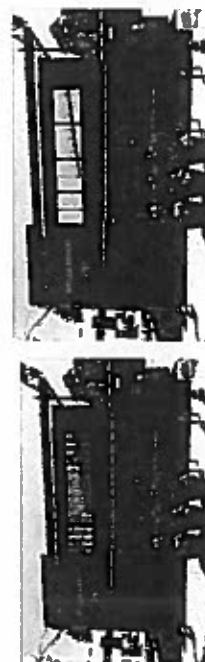
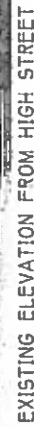
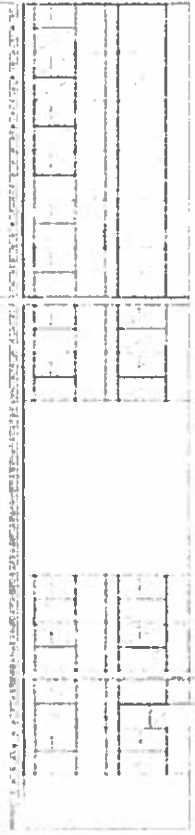
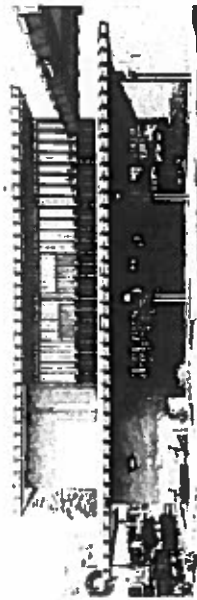
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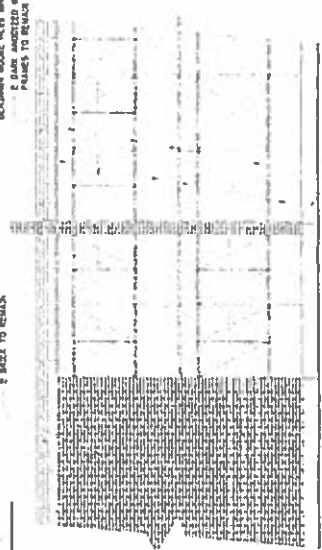
QUESTIONS

PL2



2 SETS BROWN COLOR ON TOP FACIA TO
BE USED FOR 2 CONC BARK PAINT OUT
2 SETS TO REMAIN

2 NEW BROWN COLOR OF KIDNEY PANDA TO
BE USED FOR 2 CONC BASE PLAIN OUT
2 SATIN TO STAIN



MATCH BOTTLES ON ROOF FASCIA



Memorandum

City of Auburn Community Development Department

To: Historic Design Review Commission
From: Reg Murray, Senior Planner
Date: February 4, 2014
Subject: Annual HDRC Priorities and Operations Review 2014

The Historic Design Review Commission has two annual review topics to consider.

HDRC Priorities

On January 22, 2007, the Auburn City Council passed a resolution which stated that the Planning Commission would, on an annual basis in February, have the opportunity to review planning issues affecting Auburn. While the Council's resolution did not include the Historic Design Review Commission (HDRC), the HDRC has on occasion provided the City Council with informal comments regarding priorities related to historic design review.

In 2013, the HDRC review identified three areas of interest:

1. Reviewing the Commission's Powers and Duties pursuant to AMC §159.496. The HDRC conducted this review at a series of meeting over the course of the year. A presentation to the City Council regarding the results of the HDRC's discussions is anticipated in the near future (February/March).
2. Amending the Historic Design Review Guidelines to include elements from the Auburn Streetscape project.
3. Amending the sign provisions of the Historic Design Review Guidelines to be consistent with the 2012 Sign Ordinance update.

To assist with the HDRC's discussion of issues and priorities, staff prepared the 2014 Special Projects List (Attachment 1). This list reflects the Planning Commission's priorities from 2013 as well as an updated list of planning issues the Community Development Department anticipates working on in the coming year. Notable items from the list include:

No action is required on this item; however, if the HDRC identifies any priorities, staff will forward their discussion to the Auburn City Council.

Operations & Procedures

The Historic Preservation Ordinance of the Auburn Municipal Code (§159.495.(D)) includes a provision requiring that the Historic Design Review Commission (HDRC) review its operations and procedures at least once each year and make recommendations to the City Council:

§159.495.(D) Annual review. The Historic Design Review Commission shall, at least once per year, conduct a review of its operations and procedures, and make recommendations to the City Council for improvements thereof.

This review provides the Commission with the opportunity to consider how it conducts its business and whether any changes are warranted.

The HDRC conducted its first formal review of its operations and procedures on February 7, 2012 and determined that their existing procedures were satisfactory and made no recommendations for change. In association with their review last year, the HDRC decided that they should: a) review and better understand their Powers and Duties as provided with §159.496 of the AMC; and, b) meet on a regular basis (instead of “as-needed” to consider project proposals) to be proactive and stay current on historic issues.

The HDRC moved forward with both of its objectives from last year and anticipates providing the City Council with a report on a review of its powers and duties in the near future.

No formal action is required for this item; however, if the HDRC identifies any operational and/or procedural issues that they believe the City Council should address, staff will forward the Commission’s recommendations to the City Council.

ATTACHMENT

1. Special Projects List – 2014

Ref: P:/Annual PC&CC Reports/2014/HDRC Priorities/HDRC Annual Priorities & Operations Review HDRC report 2-4-14

COMMUNITY DEVELOPMENT DEPARTMENT - SPECIAL PROJECTS LIST

(2/4/14)

Comments

Project

PLANNING COMMISSION PRIORITIES	
1	Hillside Development Guidelines 3/19/13 - Utilizing the Hillside Development guidelines from the Baltimore Ravine Specific Plan, the Commission's interest is to review and develop Citywide grading and development guidelines for hillside development.
2	Landscape Guidelines 3/19/13 - Commission interest in reviewing the City's existing landscape requirements for development and develop new landscape guidelines, including tree palette, water efficiency (AB1881), and LID principles (Low Impact Development).
HDRC PRIORITIES	
3	Historic Design Review Guidelines 2/7/12 - Amend the Historic Design Review Guidelines to include elements from the Auburn Streetscape project.
4	HDRC Powers & Duties 2/19/13 - Review the HDRC's powers and duties pursuant to AMC §159.496 (A) and §159.496(B).
5	Historic Design Review Guidelines 2/19/13 - Amend the Historic Design Review Guidelines for consistency with the 2012 sign ordinance update.
STAFF PROJECTS	
	* Staff priority
6	General Plan Update* Potential update of the Auburn General Plan; pending review and authorization by City Council in March 2014.
7	Mapping & Geodatabase Update Create a geodatabase to be used to update the Land Use map and other maps in the Auburn General Plan, as well as the Zoning Map.
8	FEP & General Plan Fee updates* Update the FEP fee and establish a fee towards the update of the General Plan
9	2013 Housing Element Implementation Complete programs from the 2013 Housing Element: 1) Rezone for Transitional Housing and Supportive Housing; 2) Outreach program with Alta.
10	HOME Grants Apply for the 2014 HOME NOFA for the First Time Homebuyers and Owner-Occupied Rehabilitation Programs.
11	Placer County Airport Land Use Compatibility Plan Update Placer County Transportation Planning Agency is the Lead Agency for the update. Public Works and CDD staff are members of the Technical Advisory committee.



Memorandum

City of Auburn
Community Development Department

To: Historic Design Review Commission
From: Reg Murray, Senior Planner
Date: February 4, 2014
Subject: HDRC Powers & Duties #9 – Funding Information

Duty #9 for the HDRC relates to investigating the availability and use of funding sources to promote and undertake historic preservation.

The attached information relating to Duty #9 is being forwarded at the request of Commissioner Combs for the Commission to consider and discuss.

ATTACHMENT

1. Duty #9 Funding Information

From: Cindy Combs <ccombs247@gmail.com>
Sent: Tuesday, January 28, 2014 4:22 PM
To: Will Wong
Cc: Lance Lowe; Reg Murray
Subject: HDRC Duty 9 information
Attachments: Duty 9 funding information.docx

Will,

I am attaching some information I have put together about duty 9 on potential funding sources. I am addressing the information to the HDRC because I believe just how this information is presented to the City Council is a discussion for the HDRC. Or even if they want to present it at all at this time or at all. As we have discussed previously, most grant monies are sought because there is a project already in mind. As I know of no project, perhaps a discussion for the HDRC is if we want to investigate potential projects.

There are limited to no funding sources available through federal avenues to local governments that do not commit to a preservation partnership through programs like the Certified Local Government Program.

The primary preservation program the State of California offers at this time is the Mills Act, which is not a grant or funding program for local governments to receive monies, but a tax abatement program for property owners with historic properties. I have included an introduction to the Mills Act program, which I suspect will generate questions. I am not very familiar with the Mills Act, but if the Commission would like more information, OHP has staff that can further explain the program. I have provided the sections of the California Code pertaining to the Mills Act and a link to the State Board of Equalization's guidelines for county assessors to use in assessing properties under the Mills Act. I will leave to you the decision whether or not to include the additional information about the Mills Act in the cited tax codes and the Board of Equalization pdf.

As for addition funding sources for individuals, the Office of Historic Preservation maintains a page of potential funding sources for historic preservation, http://ohp.parks.ca.gov/?page_id=22174. As I read this duty to investigate and make recommendations to the City for their use in preservation activities, I'm not sure where potential funding sources for individuals fit. However, the Commission might want to include some of the sites listed of the OHP website on our own page. If so, I don't know if we can link to their page, or need to compile our own page. I did not include this information in the attached but can if you think it should be included.

I would like the information to be circulated to the HDRC in their packets so there can be a discussion on how to proceed.

Unfortunately, I will not be able to attend the meeting next week, but I do not mind this item being discussed and commented or decided on.

Let me know if you have any questions.

Cindy Combs

Power and Duties #9 *"Investigate and make recommendations to the City council on the availability and use of funding which is or may become available from various federal, state, local or private sources to promote and undertake preservation of districts, structures, improvements or sites of historical value to Auburn"*

"Saving old buildings and neighborhoods is an enormously effective way to provide continuity in the places where we live." **Dwight Young**

This report introduces potential funding sources from federal and state sources that may be available, or become available, to the City of Auburn in support of historic preservation. As can be seen, the limited funding sources available to local governments through federal avenues require a preservation partnership through programs like the Certified Local Government Program. Because of the limited funding available, our committee feels Duty #9 requires a discussion by the HDRC on how we should proceed with recommendations to the City council, or if we should proceed with recommendations at this time.

Federal

Our investigation reveals the limited funding sources available to local governments from federal and/or state agencies first require local governments to demonstrate a strong commitment to historic preservation. This commitment is demonstrated by the willingness of the local government to partner with the federal and/or state agency in a preservation program. The **Certified Local Government (CLG)** program is the primary partnership program. This is a Federal program administered jointly by the National Park Service (NPS) and the State Historic Preservation Office (SHPO) in each state. The primary benefit of becoming a CLG is access to expert technical advice available through the SHPO and the NPS on preservation practices in your local community. Another benefit of becoming a CLG is access to federal funding in the form of preservation grants administered through the SHPO. CLG grants are matched fund grants and usually awarded up to \$25,000. They can be used for a wide variety of preservation planning activities, including updating a preservation survey or ordinance, or designing a preservation plan. CLG status also provides an avenue to partner with other preservation programs, extending the network of preservation information and staff and commissioner training, and potential funding sources available to a local government.

Additional national organizations offering historic preservation support to communities are listed below. Some sponsor highly competitive grant programs that require applications that demonstrate a community's strong commitment to historic preservation through established programs and practices. Their literature indicates that becoming a Certified Local Government is the first step in establishing a strong commitment to historic preservation in the community.

National Alliance of Preservation Commissions, <http://napc.uga.edu/>, a forum for Historic Preservation Commissions. This national nonprofit organization provides educational and training programs for local commissions and their support staff.

Preserve America, <http://www.preserveamerica.gov/>, a federal program developed in cooperation with the Advisory Council of Historic Preservation (ACHP) and the U.S. Department of the Interior, Agriculture, and other agencies. Preserve America communities can demonstrate a high level of commitment to preserving their heritage assets through adoption of a strong preservation ordinance and ongoing preservation programs. Preserve America Communities are eligible to compete for grants through Preserve America's matching-grant program. Heritage tourism, education, and historic preservation planning are targeted through this program. Although the Preserve America Grants have been authorized by Congress, funding has not been allocated in the current budget. This funding source might become available in the future.

National Trust for Historic Preservation, preservationnation.org, is a privately funded nonprofit organization focused on saving America's historic places by providing leadership, education and resources to preservation leaders and grassroots advocates nationwide. The National Trust Preservation Funds grant program awards funding from the National Trust to nonprofit organizations and public agencies primarily for planning and education projects through their highly competitive grants program. Grant eligibility requires public agencies to exhibit a strong commitment to preservation, and by becoming members of the National Trust through the Main Street Center program. The **National Main Street Center**, preservationnation.org/main-street/, is the National Trust program that works most directly with communities to encourage preservation-based economic revitalization by providing information, technical assistance, conferencing and workshops. National Main Street Center communities are eligible to compete for preservation grants through the National Trust for Historic Preservation grants program. Most grants awarded require a dollar-for-dollar match and grant between \$2,000 - \$5,000.

State

California local governments can choose to provide preservation incentives to home owners with qualified historic properties by adopting the **Mills Act Property Tax Abatement Program**. While this program is not a funding source for local governments, it is a way local governments can demonstrate and benefit from their commitment to historic preservation in their community. The Mills Act allows local governments and property owners to enter into a preservation contract, administered by the local government, which provides a financial incentive for property owners to restore and/or maintain their property, within the state historic preservation guidelines, through property tax relief. The program is designed to allow for maximum flexibility in designing a program best suited for each local government because each local government establishes their own criteria for their program. The local government have authority over the number of contracts issued, the type of property they contract with (commercial, residential or both), the ability to limit contracts to properties that addressed specific targets, such as promoting heritage tourism, and many other

aspects of the program. The Mills Act can help a community reinvest in their historic past, work to revitalize older areas, and build civic pride. Economic benefits to can be realized by heritage tourism dollars gained through promoting the city's historic character.

The State Board of Equalization provides guidelines for county assessors to use in assessing properties under the Mills Act. Board of Equalization guidelines can be found at <http://www.boe.ca.gov/proptaxes/pdf/lta05035.pdf>.

For California Government code pertaining to the Mills Act Property Tax Abatement Program see: California Government Code, Article 12, Sections 50280-50290 and California Revenue and Taxation Code, Article 1.9, Sections 439-439.4